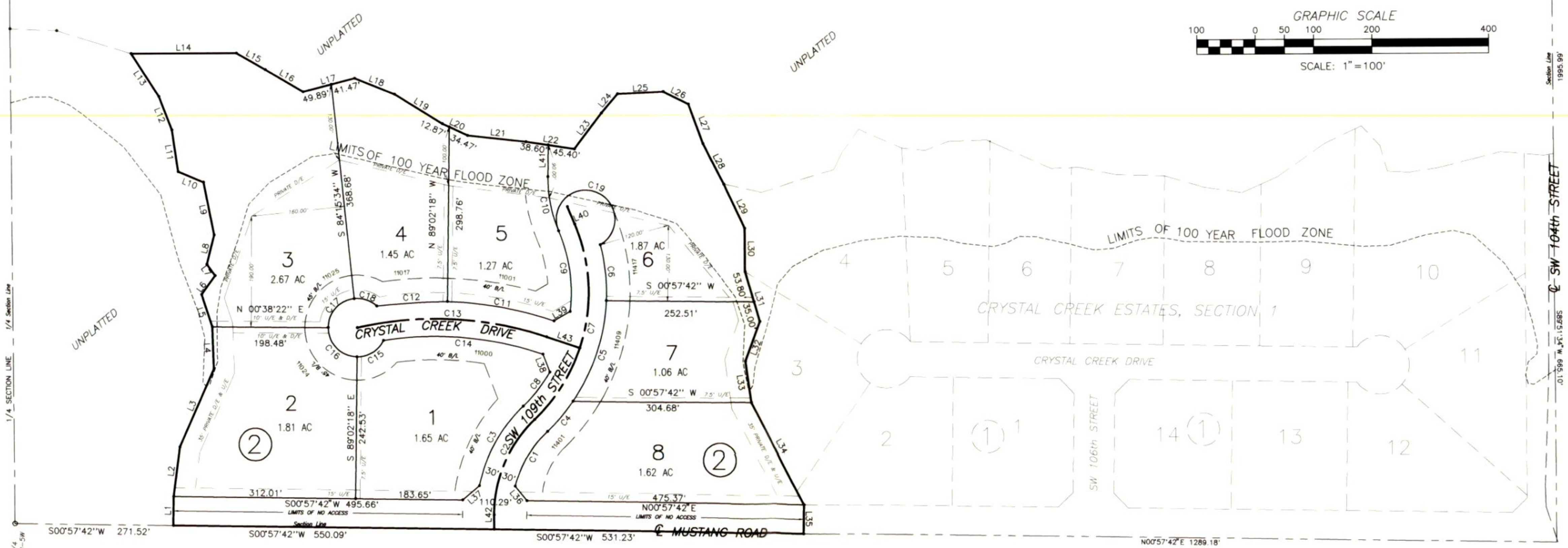
FINAL PLAT OF
CRYSTAL CREEK ESTATES, SECTION 2

AN ADDITION TO THE CITY OF OKLAHOMA CITY
A PORTION OF THE NE/4 SECTION 9, T10N, R5W, IM
CANADIAN COUNTY, OKLAHOMA



NUMBER	DIRECTION	DISTANCE
L1	N 89°02'18" W	50.00'
L2	N 82°31'18" W	85.60'
L3	N 65°50'58" W	145.44'
L4	S 88°14'17" W	72.48'
L5	S 72°02'52" W	58.28'
L6	N 53°58'26" W	39.81'
L7	S 54°22'54" W	23.96'
L8	N 75°39'36" W	51.74'
L9	S 78°51'28" W	92.11'
L10	S 22°38'51" W	47.15'
L11	S 81°51'29" W	72.17'
L12	S 69°07'27" W	61.59'
L13	S 57°30'34" W	87.55'
L14	N 00°03'20" E	180.73'
L15	N 30°10'52" E	57.11'
L16	N 30°45'09" E	74.88'
L17	N 14°21'48" W	91.36'
L18	N 21°55'41" E	73.70'
L19	N 31°58'12" E	96.22'
L20	N 25°21'07" E	47.34'
L21	N 06°24'21" E	100.82'
L22	N 08°42'49" E	84.00'
L23	N 52°48'48" W	76.80'
L24	N 49°57'19" W	42.86'
L25	N 02°18'05" W	77.22'
L26	N 26°34'17" E	48.32'

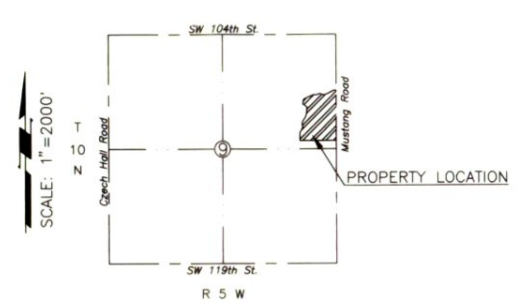
NUMBER	DIRECTION	DISTANCE
L27	N 69°56'39" E	72.22'
L28	N 63°26'15" E	77.41'
L29	N 64°49'31" E	84.56'
L30	N 89°53'50" E	74.23'
L31	N 73°31'30" E	88.80'
L32	N 69°35'33" W	73.30'
L33	S 82°08'36" W	71.28'
L34	N 62°16'36" E	195.14'
L35	S 89°02'18" E	50.00'
L36	N 51°01'22" E	32.10'
L37	N 40°10'14" W	37.66'
L38	S 69°08'36" W	32.94'
L39	S 29°57'53" E	32.02'
L40	N 22°43'42" W	20.00'
L41	N 89°02'18" W	54.08'
L42	N 89°49'45" W	25.00'
L43	N 18°45'36" E	60.00'

NUMBER	Δ	Ch. Dir.	T '	R '	L '	Ch. L. '	I Lt.
C1	32°30'07"	N 58°59'24" W	56.84	195.00	110.62	109.14	32°30'07"
C2	46°31'36"	N 66°33'57" W	96.73	225.00	182.71	177.73	46°31'36"
C3	35°32'25"	N 60°43'23" W	81.73	255.00	158.18	155.65	35°32'25"
C4	11°25'46"	N 49°40'08" W	33.02	330.00	65.83	65.72	11°25'46"
C5	31°55'48"	N 71°20'55" W	94.41	330.00	183.90	181.53	31°55'48"
C6	16°46'07"	N 84°18'07" E	48.64	330.00	96.58	96.24	16°46'07"
C7	68°46'27"	N 78°20'28" W	205.31	300.00	360.10	338.87	68°46'27"
C8	15°26'60"	N 51°40'45" W	36.63	270.00	72.81	72.59	15°27'00"
C9	29°56'18"	S 82°14'28" W	72.19	270.00	141.08	139.48	29°56'18"
C10	23°41'24"	S 79°07'00" W	48.24	230.00	95.10	94.42	23°41'24"
C11	16°56'53"	S 10°35'45" W	93.86	630.00	186.35	185.68	16°56'53"
C12	11°03'40"	S 03°24'32" E	61.00	630.00	121.62	121.43	11°03'40"
C13	31°25'40"	S 03°02'46" W	168.81	600.00	329.11	325.00	31°25'40"
C14	27°50'08"	S 05°10'11" W	141.25	570.00	276.92	274.20	27°50'08"
C15	64°49'29"	S 31°27'03" E	31.75	50.00	56.57	53.60	64°49'29"
C16	89°40'38"	S 45°48'01" W	49.72	50.00	78.26	70.51	89°40'38"
C17	83°37'14"	S 47°33'03" E	44.72	50.00	72.97	66.67	83°37'14"
C18	48°05'23"	N 18°18'16" E	22.31	50.00	41.97	40.75	48°05'23"
C19	262°49'09"	N 18°40'53" E	56.69	50.00	229.35	75.00	262°49'09"

NOTE:
A PART OF THIS PLAT IS LOCATED WITHIN THE LIMITS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY CURRENT FLOOD INSURANCE RATE MAP PANEL 405378-275C, HAVING AN EFFECTIVE DATE OF NOV. 3, 1982. ALL OR A PART OF THE FOLLOWING LOTS FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE ABOVE MENTIONED FIRM PANEL;

LOTS 2 THRU 7, BLOCK 2

ADDITIONAL FLOOD PLAIN INFORMATION MAY BE OBTAINED FROM THE OFFICE OF THE CITY ENGINEER, OKLAHOMA CITY, OKLAHOMA. (COMMUNITY NO. 405378)



VICINITY MAP

GENERAL NOTES

- 40' Front Yard Set Back, Unless Shown Otherwise.
- Lots abutting Mustang Road are limited to NO ACCESS to Mustang Road .
- Maintenance of the private drainage easements shown on the plat shall be the responsibility of the property owners association. No structures, storage of materials, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within the private drainage easements shown.

FIRE PROTECTION REQUIREMENTS

- A minimum 60 feet separation between structures.
- Class "C" or better roofing will be used on all structures.
- All homes will have installed a monitored smoke and fire detection system. The system will have one smoke/fire sensor for every 750 square foot of house with a minimum of four in each house.
- The developer will provide at closing a disclosure signed by the home buyer and included in the covenants and restrictions stating that their lot is within an area that is outside the minimum 5 minute fire response time recommended by the Oklahoma City Fire Department. The above fire protection requirements will also be outlined in this disclosure.

MRL Land Surveying Co.
CA 1600 (LS) EXPIRES: 06/30/99
201 N. Bickford
El Reno, Ok. 73036
405-262-0249

Revisions:
4/28/97: Added cul-de-sac to Hillside Lane, revise line type for 100 year flood, added lot sizes, added 15' U/E's
5/21/97: Added smoke/fire detection note
2/24/98: Revised entrance
3/12/98: Revise street names

E-721
Checked GTB
Checked RL
Checked -
Checked -
Checked -
QA/QC/VALUE -
APPROVED GTB
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BRAWLEY ENGINEERING CORP.
6900 North Classen Blvd.
Oklahoma City, Oklahoma 73116
(405)848-5578 / FAX (405)848-5579
CONSULTING CIVIL ENGINEERS

Crystal Creek Estates, Section 2
An Addition to the City of Oklahoma City
A Portion of the NE/4 Sec. 9, T10N, R5W, IM, Canadian Co., Oklahoma
FINAL PLAT

007082

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